

# CHOWCHILLA PROPERTIES



Available Properties  
August 2021

## CONTACT

**CITY OF CHOWCHILLA**  
DIRECTOR OF COMMUNITY AND ECONOMIC  
DEVELOPMENT

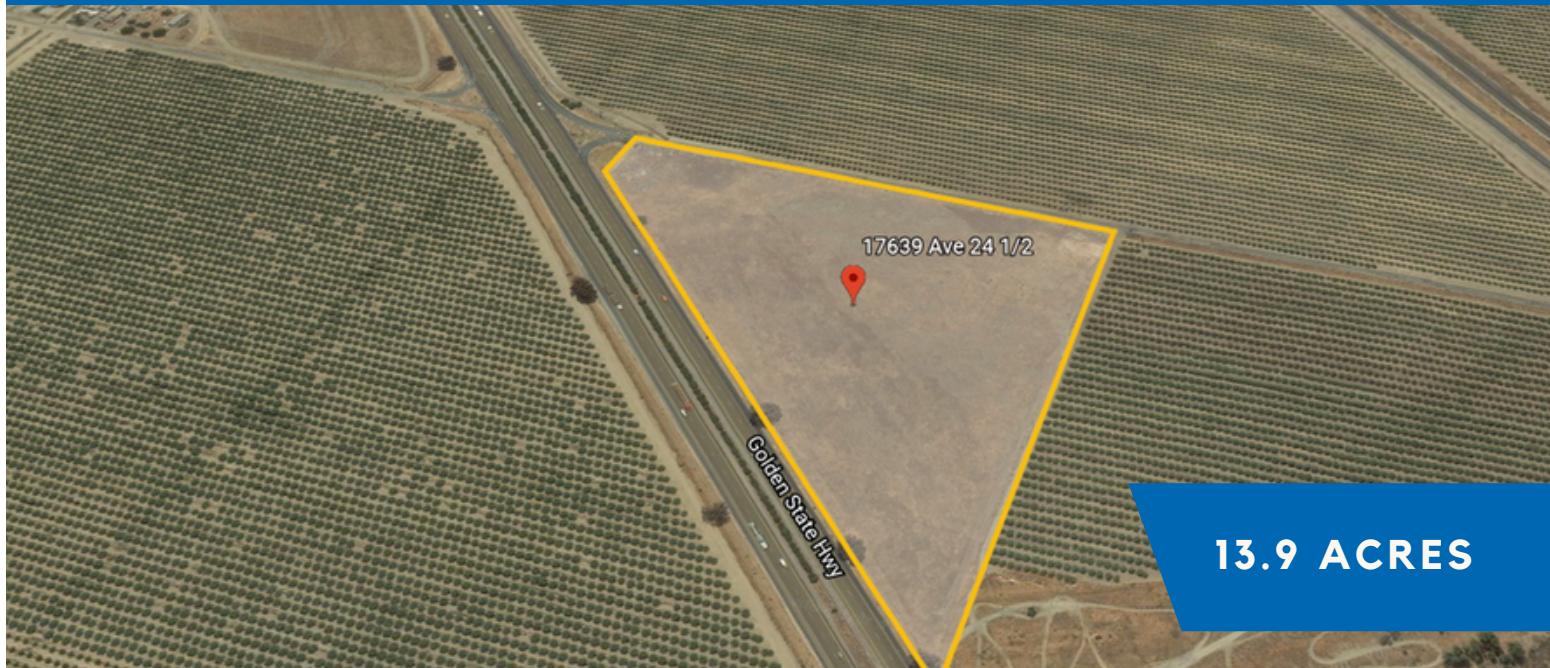
MARK E. HAMILTON  
PHONE: (559) 665-8615 X787

**MADERA COUNTY ECONOMIC DEVELOPMENT  
COMMISSION (MCEDC)**  
PHONE: (559) 675-7768  
2425 W. CLEVELAND AVE #101  
MADERA, CA 93637

# FOR SALE

Highway 99 Commercial Land

27639 Avenue 24 1/2



## DETAILS

- Price: \$ 450,000
- Property Type: Land
- Lot Size (acres)13.98
- Price/Sq Ft (Land Value)\$32,656/SF
- Subtype: Commercial
- Zoning: Commercial
- APN002-350-002-000

## HIGHLIGHTS

- Hwy 99 Direct exist and frontage visibility
- Commercial zoning in the path of development
- Excellent land bank opportunity for future use
- Flat parcel with water source in back portion
- Potential to use for commercial or rezone to residential
- Triangular shaped ideally situated for development

## CONTACT



**ADRIAN DEL RIO**

O: 916.303.0133

C: 415.933.7303

\*PROPERTY INFORMATION WAS GATHERED FROM SOURCES DEEMED RELIABLE. MCEDC IS NOT RESPONSIBLE FOR INACCURACIES. UPDATED AUGUST 2021

# FOR SALE

Land

Genoa Lake Way - Lot 1-5



## DETAILS

- Sale Type: Investment
- Proposed Use: Commercial
- No. Lots: 10
- Price per SF: \$13
- Total Lot Size: 31.84 AC
- Property Type: Land
- Opportunity Zone: Yes

## HIGHLIGHTS

- Along Highway 99
- Incentives for Development
- Utilities are located at the site
- Opportunity Zone
- Lots ready to build on
- Behind Fig Tree Plaza Shopping Center

## CONTACT



RANDY HAYER

O: 209.455.3800  
189 W. Portal Dr.  
Merced, CA 95348

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# FOR SALE

Commercial Land

47 Robertson Boulevard



**0.8 ACRES**

## DETAILS

- Price: \$ 629,900
- Property Type: Land
- Subtype: Commercial
- Zoning: Mixed Use (MX-D)
- Proposed Use: Commercial
- No. Lots: 1
- Total Lot Size: 0.80 AC

## HIGHLIGHTS

- Prime property located in high traffic area on the main road in Chowchilla. With 4 way access. Purchase three lots that are all Commercial Zoned.
- High traffic area
- Commercial Zoned
- 4 way access

## CONTACT



### RANDY HAYER

O: 209.455.3800  
189 W. Portal Dr.  
Merced, CA 95348

# FOR SALE

Land

Genoa Lake Way - Lot 1-5



## DETAILS

- Sale Type: Investment
- Proposed Use: Industrial
- No. Lots: 5
- Total Lot Size: 4.50 AC
- Property Type: Land
- Opportunity Zone: Yes
- Property Subtype: Commercial

## HIGHLIGHTS

- Finished Commercial Lot For Sale.
- Located next to Chowchilla's largest grocery center
- Easy freeway on/off access
- Great place to build a hotel, truck stop, multi-units, car lots, etc..
- Surrounded by: Pheasant Run Golf Club, KFC, Taco Bell, Perko's Cafe, Little Caesar's, Cross-fit Chowchilla

## CONTACT



**RANDY HAYER**

O: 209.455.3800  
189 W. Portal Dr.  
Merced, CA 95348

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# FOR SALE

Agricultural Land

Santa Fe Dr, Chowchilla



## DETAILS

- Price: \$1,626,800
- Property Type: Land
- Subtype: Agricultural
- Zoning: ARE-20
- Price/Sq Ft (Land Value): \$24,500/SF
- APN: 030-061-009-000, 030-061-010-000

## HIGHLIGHTS

- 66.4 +/- Acres Producing Pistachios Orchard in Central Valley California.
- Pistachio Orchard planted in 1990
- Pistachios sold to Paramount

## CONTACT



### DONN ELLWAGNER

O: 916.456.8389  
915 University Ave,  
Sacramento, CA 95825

# FOR SALE

151,235 SF Industrial Building

16505 Avenue 24 1/2 Ave



**18 +/- ACRES**

## DETAILS

- Price: \$4,236,000
- Rentable Building Area: 151,235 SF
- Price Per SF: \$28
- No. Stories: 1
- Year Built: 1973
- Property Type: Industrial
- Tenancy: Single
- Property Subtype: Warehouse
- Parking Ratio: 0.13/1,000 SF
- Building Class: C
- No. Drive In / Grade-Level Doors: 6
- Lot Size: 18.63 AC

## HIGHLIGHTS

- Great Central Valley distribution location
- Easy in and out
- Near HWY 99
- High cap storage space with 35' ceilings and sprinklers.
- 18 +/- acres of land surrounding.
- Rail Spur to property active less than 5 years ago

## CONTACT



## EDDIE LAPLANTE

O: 209.600.8668  
3500 G Street  
Merced, CA 95340

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# FOR SALE

+/- 16.63 acres south of the Chowchilla Airport  
17142 Ave 24 1/2

Approximately 16.63 Acres  
17142 Avenue 24-1/2  
Chowchilla, CA 93610



## DETAILS

- Price: \$700,000
- APN#s – 002-350-020 , 002-350-021
- Size – +/- 16.63 Acres

## HIGHLIGHTS

- Located in the City of Chowchilla
- Convenient Access to Highway 99
- Potential Commercial
- Located just south of Chowchilla Airport
- Existing Structures on the property are in unknown condition and should be inspected by buyer

## CONTACT



**DEREK FERAMISCO**

P: 559.448.1500  
DEREK@RCCOMMERCIAL.  
NET

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# FOR LEASE/SALE

Parkview Plaza Retail & Office Center

515 Robertson Blvd



## DETAILS

- Price: \$ 450,000
- Property Type: Retail
- Lot Size (acres)0.16
- Price/Sq Ft:\$90
- Square Footage: 5,000
- No. Units: 8
- Year Build 1940
- Zoning: Commercial
- APN: 002-043-003-000

## HIGHLIGHTS

- Well maintained neighborhood street retail
- Upside in leasing vacant suites
- Multi-tenant with existing gross income
- Majority of expenses paid by the tenants
- Suite sizes manageable size for businesses
- Excellent visibility with onsite parking

## CONTACT



**ADRIAN DEL RIO**

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C: 415.933.7303

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# FOR SALE

Agricultural Land

22492 Rd 19,



## DETAILS

- Price: \$450,000
- Property Type: Land
- Subtype: Agricultural
- Lot Size (acres): 13.27
- Price/Acre (Land Value): \$33,911/acre
- APN: 002-350-002-000

## HIGHLIGHTS

- Close proximity to Highway 99
- Agricultural zoning in the path of development
- Excellent land bank opportunity for future use
- Well shaped corner land parcel

## CONTACT



ADRIAN DEL RIO

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# FOR SALE

Apartment Complex Unit  
110 Washington Road



## DETAILS

- Price: \$ 1,400,000
- Property Type: Multi-Family
- Net Rentable: 12,600
- Cap Rate: 5.2%
- Price/Sq Ft:\$111.11
- Price Per Unit: \$100,000
- Square Footage: 22,664
- No. Units: 14
- APN: 001-230-013

## HIGHLIGHTS

- All 2BD/1BA
- 12 covered parking units
- Wood Floors
- Built in 1988
- Achieved Increases Through Covid
- Month to Month Leases
- Laundry room,in each unit

## CONTACT



**NATASHA DAVIS**

O: 559.354.9911  
natasha.davis@ngcip.com

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# FOR SALE

±2,050 SF Metal Freestanding Industrial Building

24727 Robertson Blvd,



## DETAILS

- Price: \$199,999
- Lot Size (acres)0.26
- Property TypeRetail
- SubtypeShopping Center
- Square Footage2,050
- Price/Sq Ft\$97.07
- Stories1
- ZoningCS - Service Commercial
- Broker Co-OpYes
- APN002-220-084

## HIGHLIGHTS

- Quality Metal Freestanding Building + Yard
- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Flexible CS - Service Commercial Zoning
- 25x50 + 15x50 Overhang
- 22x36 Rear Building
- Has 220 plug, Compressor, 3-Phase Power
- Dayton Cranes Inside and Outside
- ±2,050 SF Freestanding Building w/ Flexible Zoning
- ±0.26 Acres: Fully Paved Yard Area
- Excellent Access To All Major Freeways

## CONTACT



JARED EMIS

O: 559.302.8698

[Jared@CentralCaCommercial.com](mailto:Jared@CentralCaCommercial.com)

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# FOR SALE

Established Freestanding Restaurant Building

230 E Robertson Blvd



## DETAILS

- Property Type: Retail
- Subtype: Restaurant
- Square Footage: 11,130
- Price/Sq Ft: \$134.32
- Occupancy Date: 06/20/2019
- Year Built: 1968
- Zoning: Commercial
- Lot Size (sq ft): 82,328
- APN: 001-1090-008

## CONTACT



## HIGHLIGHTS

- Turn-Key Operational Restaurant w/ Type 47 & 52 Liquor License
- 52 Years In Business – Over \$1.6M Per Year in Gross Sales
- Private Parking Lot on ±1.89 Acres + Truck/Bus Parking
- CA-99 Pylon Sign | ±11,130 SF Freestanding Building
- Prime Location in a High Traffic Area on Main Retail Corridor
- Functional Floor Plan w/ Multiple Dining, Banquet, & Bar Rooms
- Great SBA Loan Candidate – Seller Carry Also Available

### JARED EMIS

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# FOR SALE

Commercial Land  
442 Robertson Blvd



## DETAILS

- Price: \$350,000
- Property Type: Land
- Zoning: Commercial
- Lot Size (acres): 0.483
- Broker Co-Op: Yes
- APN: 001-126-004

## HIGHLIGHTS

- ±100' Wide By 140' Deep (14,017 SF)
- Fully Fenced Parcel | Lot Above Street Grade
- Infill Location Surrounded By Established Businesses
- Excellent Access to Freeway 99
- Prime Commercial Lot w/ Flexible Zoning
- Quick Freeway Access
- Many Nearby Amenities
- All Utilities Stubbed to Site
- Seller-Carry Financing Available

## CONTACT



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# FOR SALE

Industrial site in Madera County

Rd 22, Berenda, CA 93637



## DETAILS

- Price: \$4,995,000
- Property Type: Land
- Subtype: Industrial
- Zoning: Industrial
- Lot Size (acres): 82.68
- APN: 029-100-006

## HIGHLIGHTS

- Property Size: 82.68± acres
- Planned Land Use: Industrial
- Zoning: Industrial
- APN #: 029-100-006
- Amenities: Fully entitled industrial development site
- Fiber Optics: AT&T
- Domestic Well: 12" Fill Pipe

## CONTACT

**NEWMARK**  
PEARSON COMMERCIAL

**NICK AUDINO**

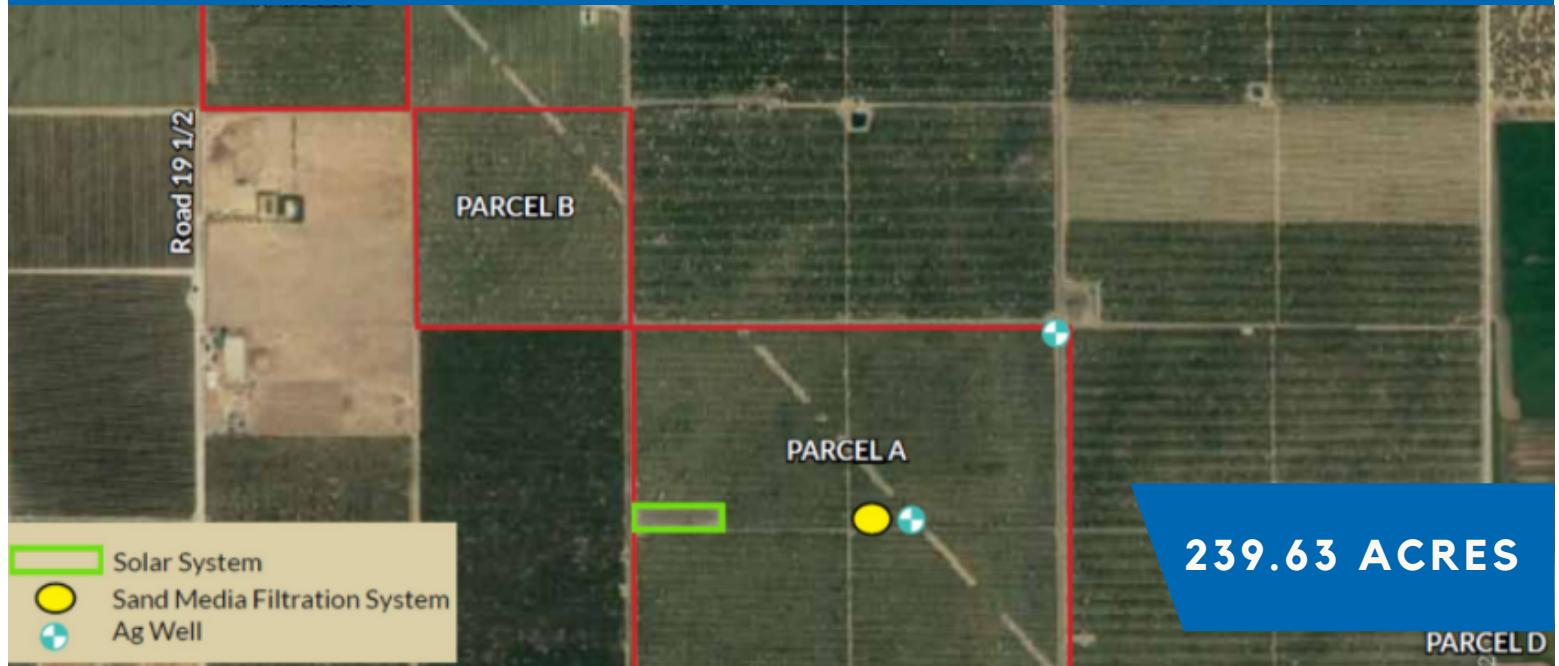
O: 559.447.6270  
7480 N. Palm Ave., Ste.101 Fresno,  
CA 93711

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# FOR SALE

Land

Avenue 24, Chowchilla



## DETAILS

- Price: \$5,152,045
- Property Type: Land
- Subtype: Agricultural, Orchard, almonds
- Lot Size (acres) 239.63
- Price/Acre (Land Value) \$21,500/acre
- APN 027-040-018, 027-040-015, 027-040-013, 030-211-004

## HIGHLIGHTS

- Parcel A: (153± planted acres) Planted 2004 w/21 x 14 spacing
- Varieties: 50% NP, 25% Monterey, 25% Fritz
- Parcel B: (37± planted acres) Planted 2005 w/22 x 14 spacing
- Varieties: 50% NP, 25% Monterey, 25% Fritz
- Parcel C: (37± planted acres) Planted 2005 w/22 x 14 spacing
- Varieties: 50% NP, 25% Monterey, 25% Fritz

## CONTACT



COLE MONTGOMERY

O: 559.477.6626

C: 209.541.7088

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# FOR SALE

Agriculture Land- Schoor Park  
5682 Avenue 22 1/2, Chowchilla



## DETAILS

- Price: \$15,603,030
- APN: 021010019
- 577.890 acres

## CONTACT



## HIGHLIGHTS

- Producing almonds with 2 water sources and highway frontage
- Property is comprised of 15 continuous parcels all currently planted to almonds
- Entire property is within the boundary of the Chowchilla Irrigation District & receiving class 1 water
- Property uses both well water (from 5 Ag wells) and surface water (from Chowchilla Irrigation District)
- Includes (4) four homes that currently house all ranch employees
- Includes (2) two shops

## KEVIN DENIZ

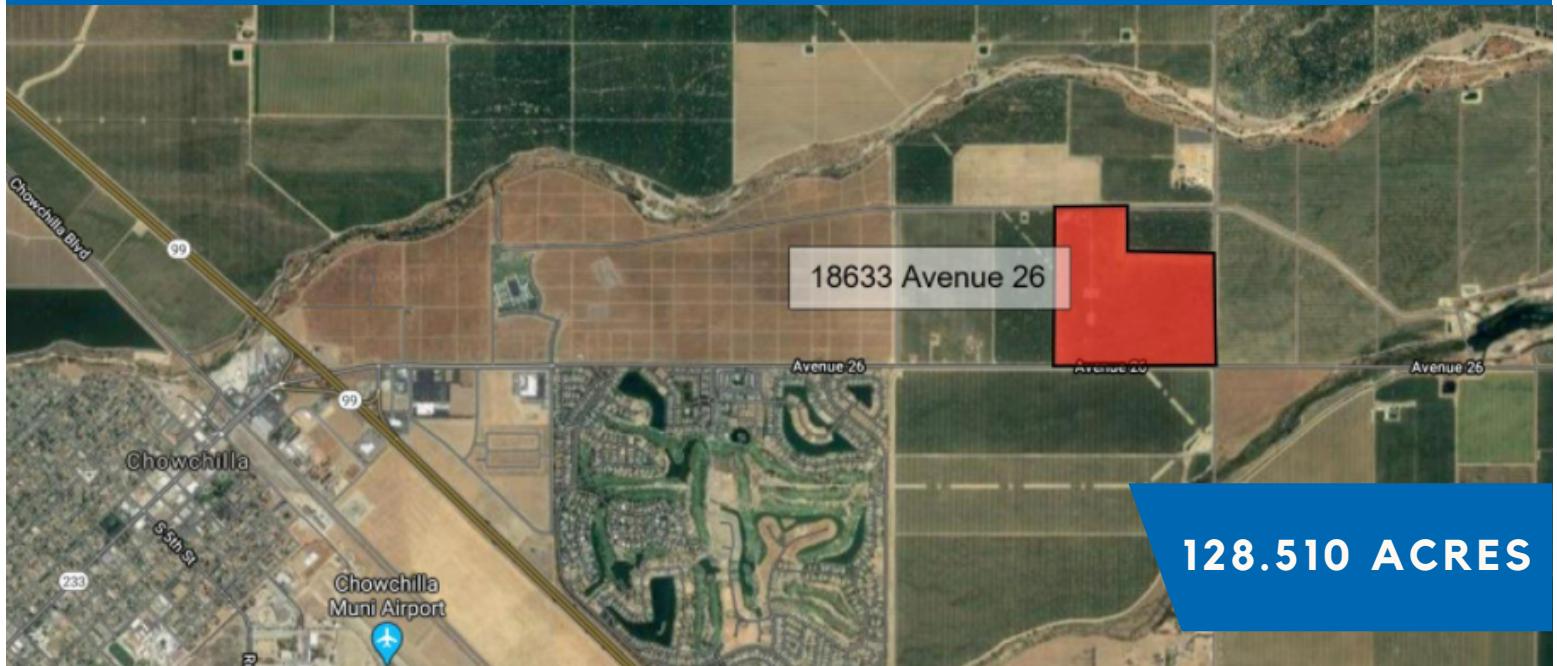
P: 559.232.5603  
1465 E Robertson Blvd.  
Chowchilla, CA 93610

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# FOR SALE

Agriculture Land

18633 Avenue 26, Chowchilla



## DETAILS

- Price: \$5,160,000
- APN: 026150013000
- 128.510 acres

## HIGHLIGHTS

- Prime AG land suitable for future development
- Within the sphere of influence
- This property combines two parcels totaling approximately 129 AC
- Located in the Chowchilla Water District with a new well that produces 2500 GPM drilled by Anderson Bros 3 deep wells total
- Ready for new planting

## CONTACT



**KEVIN DENIZ**

P: 559.232.5603  
1465 E Robertson Blvd.  
Chowchilla, CA 93610

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# FOR SALE

Agriculture Land

20242 Avenue 21 1/2 Avenue, Chowchilla



**50.180 ACRES**

## DETAILS

- Price: \$2,750,000
- Price per acre: \$54802.71
- APN: 027202012
- 50.180 acres

## HIGHLIGHTS

- Property Has MWD Water And Is Open And Ready For New Permanent Crops Like Almonds Or Mandarins, Including Row Irrigated Crops.
- Property Has A Great Commercial Future Development Potential Which Is Next To Freeway 99 And Close To Freeway 152.
- Please Note County Is In Process Of Changing The Zoning To Highway Commercial And Light Industrial

## CONTACT



**KEVIN DENIZ**

P: 559.232.5603  
1465 E Robertson Blvd.  
Chowchilla, CA 93610

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# FOR LEASE

89,560 SF of Industrial Space

1200 Airport Drive



16 ACRE  
PARCEL

## DETAILS

- \$3.96 SF/YR
- Term: Negotiable
- Clear Height: 22'
- Drive-In Bays: 12
- Exterior Dock Doors: 2
- Standard Parking Spaces: 200

## HIGHLIGHTS

- The building lies on a 16-acre parcel enclosed by a chain-link fence with 60% paved with concrete or asphalt
- 89,560 sf pre-engineered building
- Adjacent 9,000 sf canopy enclosed on 2 sides
- 5,830 sf of 2-story improved office space
- 2 Dock-high loading doors
- 12 Grade-level loading doors
- 4 Five-ton overhead cranes
- 4 Three-ton overhead cranes
- On-site truck scale

## CONTACT



ERIK BARBIC

P: 831.464.5039

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# FOR LEASE

Chowchilla Medical & Dental Clinic

401-411 Trinity Ave



## DETAILS

- Rate: Upon Request
- Term: Negotiable
- Building Type: Office
- Year Built: 2005
- Building Height: 1 Story
- Building Size: 7,960 SF
- Building Class: C
- Typical Floor Size: 7,690 SF
- Parking: 55 Surface Parking Spaces

## HIGHLIGHTS

- Fully Built Out as Dental Office Space
- Medical & Dental clinic
- Located near First 5 and Chowchilla City Hall
- Single level Medical & Dental clinic available in downtown Chowchilla with the ability to demise the building into two separate spaces of roughly 4,000 sf
- Turnkey facility ready for a new operator to take it over with access to large city maintained parking

## CONTACT



ERIK BARBIC

P: 831.464.5039

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# FOR LEASE/SALE

Retail Space Available

208 Carlyle Way



## DETAILS

- Rate: Upon Request
- Term: Negotiable

## HIGHLIGHTS

- Space Use: Retail
- Condition: Shell Space
- Availability: 120 Days
- Build to suit.
- Highway 99 at Robertson/Hwy 233 Exit in Chowchilla CA
- Near new Pheasant Run Golf Course and Green Hills master-planned development.
- New space, never previously occupied
- Space is an outparcel at this property

## CONTACT



ERIK BARBIC

P: 831.464.5039

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# FOR SALE

Agricultural Land

18500 Avenue 24



## DETAILS

- Rate: \$379,000
- Property Type: Land
- Sale Type: Investment or Owner User
- Property Subtype: Agricultural
- Sale Conditions: 1031 Exchange
- Total Lot Size: 14.49 AC
- No. Lots: 1

## HIGHLIGHTS

- Approximately half a mile east of HWY 99 in Chowchilla, CA
- Easy access from HWY 99 North and South via exit Avenue 24
- Can be split into two lots
- Current zoning is RRS 5 Residential, rural, single-family dwelling with a minimum 5-acre lot
- Approximately 4 acres can be used for highway commercial services

## CONTACT

**Rai Real Estate  
& Mortgage**

**NARINDER RAI**

P: 530.713.3875  
2285 Stonybrook Dr  
Yuba City, CA 95991

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# FOR LEASE

42,425 SF of Retail Space

Country Wood Plaza 1702-1780 Robertson Blvd



## DETAILS

- Rental Rate: \$7.80 - \$9.00 /SF/YR
- Center Properties: 1
- Center Type: Neighborhood Center
- Frontage: 834' on Robertson
- 68' on Washington
- Parking: 465 Spaces
- Gross Leasable Area: 79,000 SF
- Zoning: C-2, Chowchilla
- Total Land Area: 8.97 AC
- Stores: 12
- Year Built: 1983

## HIGHLIGHTS

- Busiest Retail Growth Corridor w/ ±14,031 Cars Per Day
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±79,000 SF Recently Renovated Center - Ample Private Parking
- Close Proximity to Major Traffic Generators & Fwy 99 Ramps
- ±1,050 SF - 18,160 SF Available Surrounded with Quality Tenants
- Chowchilla Municipal Airport Just 2.5 Miles South

## CONTACT



### JARED ENNIS

P: 559.302.8698  
2740 W Alluvial Ave Suite 102  
Fresno, CA 93711

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# FOR SALE

Medical Office  
1020 Ventura Street



**CONTACT US**

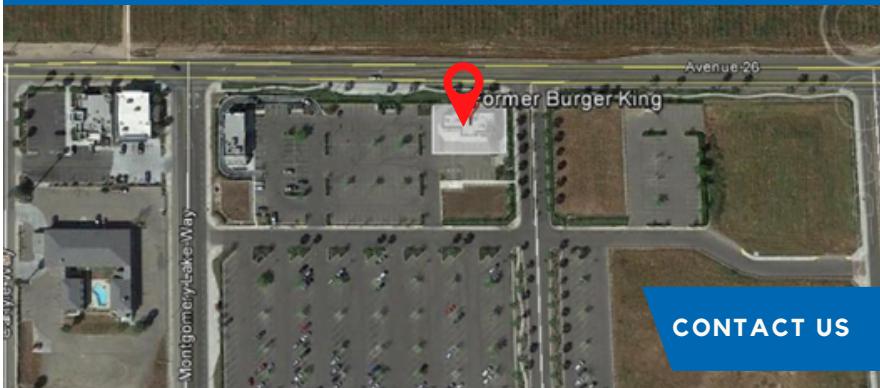
## CONTACT

### ROBERT FENA

RP: 559.256.2436  
bobby.fena@colliers.com

# FOR LEASE

Retail Space- Former Fast Food Restaurant  
1385 E. Robertson Boulevard



**CONTACT US**

## CONTACT

### Rick Amerine

P: 559.433.3541  
rick.amerine@paccra.com  
Cushman & Wakefield

# FOR LEASE

Retail Unit  
107 Front Street



**CONTACT US**

## CONTACT

### Nikki Farms

P: 559.521.5106

# FOR LEASE

Retail Space Available  
413 Roberston Blvd



## CONTACT

### Danvu Nguyen

P: 408.296.6630  
P: 408.648.6879  
nhng47@yahoo.com

# FOR LEASE

Retail Space Available  
110 Montgomery Lake Way



## CONTACT

### Edward E Campbell & Associates Realty

O: 408 259 6700

# FOR LEASE

Commercial Pad  
South East Corner of E. Robertson Blvd. in Fig Tree Plaza



## CONTACT

### JACOB MORGER

Tinetti Realty Group  
P: 209.617.2679  
jacob@mercedrealestate.com

# FOR LEASE

Retail Space Available

327 and 331 Trinity Street



## CONTACT

**ERIK BARBIC**

P: 831.464.5039

Sherman & Boone Real Estate

# FOR LEASE

Office Space Available

1421 Robertson Boulevard



## CONTACT

**Madera County Economic Development Comission**

P: 559.675.7768

# FOR LEASE

Retail Space Available

Prosperity Boulevard



## CONTACT

**Madera County Economic Development Comission**

P: 559.675.7768

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